

Article 2: Districts

Division 1: Districts in General

Section 201 Districts Established

For the purposes of this Ordinance, the City is hereby divided into the following zoning districts:

Residential

R1	Residential One District
R2	Residential Two District
RRIBZ	Rural Residential-Inland Buffer Zone
L1	Lakeshore One District
L2	Lakeshore Two District
H1	Highland One District
H2	Highland Two District

Commercial

LC	Lakefront Commercial District
C	Commercial District
D	Downtown District
T	Transition District

Industrial

I-1	Light Industrial District
I-2	Heavy Industrial District

Environmental

PL	Public Lands District
LSPO	Lakeshore Protection Overlay District

Section 202 Zoning Map

A map showing the various districts into which the City is divided shall be entitled “City of Munising Zoning Map” and shall bear the date adopted or amended, and it shall be the duty of the City Commission to adopt said map by reference. The map is hereby made a part of this Ordinance.

Section 203 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts established in this Ordinance as shown on the zoning map, the following rules shall be applied:

- a. Where district boundaries are indicated as approximately following the center lines of street or highway rights-of-way or street lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
- b. Where district boundaries are so indicated that they are approximately parallel to the center lines of street or highway rights-of-way, such district boundaries shall be construed as being parallel thereto and at such distances there from as indicated on the zoning map. If no such distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.
- c. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries.
- d. Where the boundary of a district follows or terminates at a railroad line, such boundaries shall be deemed to be located or terminated at the rail right-of-way center line.
- e. Where the boundary of a district follows, or terminates at, a stream, lake, or other body of water, the boundary line shall be deemed to be at, or terminated at, the limit of the jurisdiction of the City unless otherwise indicated.
- f. Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be the district boundary line.

- g. The Zoning Board of Appeals shall make a determination, upon written application, or upon its own motion, in those situations where, due to the scale, lack of detail, or illegibility of the zoning map there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon or interpretation concerning the exact location of district boundary lines.

Section 204 Zoning of Vacated Public Rights-of-Way

Whenever any street, alley, or other public way within the City shall be vacated, such street, alley, or other public way or portion thereof shall automatically be zoned consistent with the zoning of the adjacent property or properties, measured from the center line.

Section 205 Zoning of Annexed Areas

Any unzoned area annexed to the City shall, immediately upon such annexation, be automatically classified as R1 Residential One District until a zoning map for the area has been adopted by the City Commission. The Planning Commission shall recommend a zoning district for such area within three (3) months after the matter is referred to it by the City Commission.